

Carlisle Planning Board Minutes  
May 13, 1968

Present were: H. Hosmer                      F. Smith  
                  C. Evans                         D. Spaulding  
                  J. Macone                         T. Herndon

The Board reviewed the DeBonis plan, and discussed it with Mr. DeBonis, who arrived later in the meeting. The Clerk noted that he and Mr. Perley's verbal approval of the plan. Mr. Macone commented that the name "Ridge Road" was identical to a road name in Concord, and since both towns used the same telephone exchange, confusion might arise in case of a fire. The name was discussed, and several alternatives were checked out with the Concord Fire Dep't., with the result that "Woodridge Road" was finally agreed on by the Board and Mr. DeBonis. Mr. Hosmer observed that Mr. DeBonis should put a revised date on all plans, as well as provide a place for the Board to put its approval signature. The Clerk noted that Mr. Perley had requested drainage easements in the areas where water would flow overland, and Mr. DeBonis said that he would supply these. Finally the matter of conditional approval and covenant was discussed and Mr. Hosmer said that the Board would insist on condition to the effect that no house lot be sold, or building permit applied for until the road was completed in accordance with the Board's requirements. The Chairman further noted that Mr. DeBonis would have to notify Mr. Perley at various stages of road construction, in order that Mr. Perley could check the work as the Board's technical representative. Such checks would be carried out after subgrade excavation and fill, after catch basin installation, after gravel installation and during and after the hot top work. Mr. DeBonis said that he understood this. He asked if he could have an easement form and covenant form to complete, and was given an easement agreement to follow. Since no covenant was immediately available, he asked if the Board would sign the plan, after the above change were made, so long as he agreed to sign whatever covenant the Board would provide. The Board felt this would be acceptable, and Mr. Hosmer said that he would provide a covenant for Mr. DeBonis to sign. Mr. DeBonis enquired if, he wished to sell some lots after a portion of the road work was completed, he could bond the remainder of the road construction. Mr. Hosmer thought that such an arrangement could be made if and when the occasion arose.

Mr. I. Nielsen's subdivision of lots off of East St. was then discussed. Mr. Nielsen indicated that he wished to install and 18 foot wide pavement, and asked if he could have approval of the preliminary plan. The Board approved the preliminary plan, and discussed a possible hearing date for the Definitive Plan. Mr. Nielsen indicated that he would submit the proper form forthwith, and the Board tentatively decided on June 10 as the hearing date, providing that Mr. Perley, to whom the plan would be submitted for engineering commentary, had no objections or modifications.

Mr. Evans observed that the 1960 rules and regulations which the Clerk had given to him did not include a change in the recalled road width requirement for small subdivisions and he asked what that modification was. Mr. Hosmer replied that the Board now required a 40 foot right of way on such roads, since the old 20 foot right of way regulation had caused some concern on the part of various home owners in the past. After some discussion of possible changes in the small subdivision regulations, the matter was found to have several complicating ramifications, and while these were discussed, no action was taken.

The Clerk showed a plan submitted by Deck House Ind. for four "pork chop" lots off of Berry Corner Road. All lots conformed with respect to frontage and area and had been submitted for Approval Not Required signature. However, the layout was such that three of the 40 foot wide frontage strips ran contiguous to each other for some 1000 feet before widening out into the lots which they served.

The Board discussed this ungainly arrangement, and felt that although a legal layout, it was neither attractive or well planned. the sense of the meeting was that the three lots having these long connecting strips to the main road should comprise a subdivision, with one road in to serve the lots. It was felt that this would occur naturally by mutual agreement of the owners anyhow, and was certainly the more reasonable approach. The Board asked the Clerk to contact a proper representative of Deck House inc, and see if that company would consider revising the plan and submitting it as a small or regular subdivision, with one access road. In the event that Deck House Inc. wished to stick with the plan as presented, the Clerk should sign it Approval Not Required. Also, the Board felt that the "pork chop" zoning should be reconsidered in light of such possibilities, and perhaps modified to prevent similar layouts in the future.

The Clerk noted that Mr. Ogden, whose subdivision on North Road had received the Board's preliminary approval, desired an early hearing. He also stated that the plan had been submitted to Mr. Perley for engineering study, and that Mr. Perley felt that certain drainage would be necessary. The Board felt that the Clerk should inform Mr. Ogden that if he were able to reach an agreement with Mr. Perley on drainage in time for the tentative June 10 hearing, that the Board would have a hearing on Mr. Ogden's land at that date. Otherwise, it would have to be held at a later time.

Mr. Hosmer stated that the draft letter to the Town concerning road matters was not completed, and suggested that the Board go into Executive Session. The Board then discussed the merits of having Mr. Perley as its engineering representative on the majority of future plans which would come up. The Clerk explained that Mr. Perley charged a perhour fee which was very reasonable, and the Board agreed to retain him on future matters. The Board then discussed the Towle land acquisition and Mr. Hosmer and Mr. Herndon outline the events which had taken place to date. Finally, Mr. Macone showed his completed By-Pass plans, which the Board felt were very appropriate and will done. However, they were quite large and difficult to view as a total, and Mr. Macone said that he would have them reduced in the near future.

Respectfully submitted

Terry Herndon

The next regular meeting of the Carlisle Planning Board will be on May 13, at 8:00 p.m. in the Selectmen's office.

The agenda will include:

1. Hopefully, Mr. DeBonis will have his revised plan done and approved by Mr. Perley, and the Board will be able to sign it.
2. We have received Mr. I. Nielsen's application for his Preliminary Plan of land on East St, and should discuss this subdivision.
- ✓ 3. We have received a plan for 4 "perk chop" lots off of Berry Corner Road for Approval Not Required signature. These lots have an unusual configuration, and the Board should consider the layout as submitted.
4. Mr. Perley will, hopefully, have viewed the Ogden subdivision drainage provisions, and have his recommendations for the Board to consider.
5. Discussion of the draft letter which the Board will send to the Town prior to the hearing on reads.
6. By-Pass
7. Proposed changes to the Board's Rules and Regulations.

*undated, but attached to April 23, 1968 minutes*